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Tarrant County Texas

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CORRECTION MINERAL DEED

THE STATE OF TEXAS §
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KNOW ALL MEN BY THESE PRESENTS:

THAT J. BLUM CO., INC., a Texas corporation, hereinafter called "Grantor," whose address is 3816 N. Grove Street, Fort Worth, Tarrant County, Texas 76106, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby GRANT, BARGAIN, SELL, CONVEY and ASSIGN an undivided one-half interest to IRWIN H. BLUM, whose address is 4629 Briarhaven Road, Fort Worth, Tarrant County, Texas 76109, and an undivided one-half interest to THROCKMORTON INVESTMENTS, LP, formerly known as MARVIN & LAURIE BLUM FAMILY LIMITED PARTNERSHIP, whose address is 3416 Clear Fork Trail, Fort Worth, Tarrant County, Texas 76109, hereinafter collectively called "Grantee," of Grantor's interest in and to all of the oil, gas and other minerals owned by Grantor in Tarrant County, Texas, and specifically including all the oil, gas and other minerals in and under and that may be produced from the following described property in Tarrant County, Texas:

Lots 1 through 6, Block 7, Fostepco Heights Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded at Volume 204-A, Page 126, Plat Records, Tarrant County, Texas, SAVE AND EXCEPT those portions of Lots 1, 3, 4, 5 and 6 being more particularly described in that certain Warranty Deed dated March 26, 1989 from J. Blum Company, Inc. to the City of Fort Worth, recorded at Volume 9577, Page 1004, Deed Records, Tarrant County, Texas.

This conveyance is made together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom. This conveyance is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease(s) of record heretofore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy all of Grantor's interest in and to all bonuses, rents, royalties and other benefits which may accrue or have accrued under the terms of said lease(s) insofar as same covers the above-described lands from and after the date hereof, precisely as if the Grantee herein had been at the date of the making of said lease(s) the owner of all of Grantor's interest in and to the lands described and Grantee being the lessor therein.

Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted including, but not limited to, all such other additional instruments, notices, division orders, transfer orders and other documents, and to do all such other and further acts and things as may be necessary to more fully and effectively grant, convey, and assign to Grantee the rights, titles, and interests conveyed hereby or intended to be conveyed. Grantor agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment, any mortgage, taxes, or other liens on the above-described land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

This conveyance is made without warranty of title, either express or implied. Furthermore, this conveyance is made together with the right of full substitution and subrogation of Grantee in and to all covenants and warranties by others heretofore made or given with respect to the lands and interests, or any part thereof, covered by this instrument.

TO HAVE AND TO HOLD said mineral interests unto Grantee as well as Grantee's heirs, executors, administrators, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature.

This Correction Mineral Deed is being filed to update the name of one of the Grantees, Marvin and Laurie Blum Family Limited Partnership, now known as Throckmorton Investments, LP, and to correct the legal description on the Mineral Deed dated May 31, 2007, recorded at Instrument No. D207197572, Official Public Records, Tarrant County, Texas.

EXECUTED to be effective as of the 31st day of May 2007.

GRANTOR

J. BLUM CO., INC., a Texas corporation

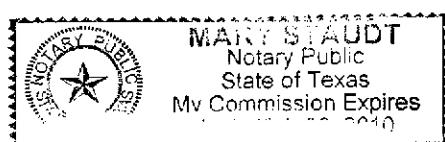
By: 
IRWIN H. BLUM, President

PREPARATION OF THIS DEED HAS BEEN BASED UPON INFORMATION PROVIDED BY THE GRANTOR HEREIN. NO TITLE SEARCH HAS BEEN PERFORMED. THE BLUM FIRM, P.C. DOES NOT MAKE ANY REPRESENTATIONS AS TO THE VALIDITY OF THE OWNERSHIP OF THE MINERAL INTERESTS HEREIN DESCRIBED.

THE STATE OF TEXAS §
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COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this 1st day of March, 2010, personally appeared IRWIN H. BLUM, President of J. Blum Co., Inc. to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth and in the capacity therein stated.

Given under my hand and seal the day and year last above written.




Mary Staudt
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Cindy Rybarczyk
CARLA PETROLEUM, INC.
1320 S. University Dr., Suite 405
Fort Worth, TX 76107

